

GARVIES

P O I N T



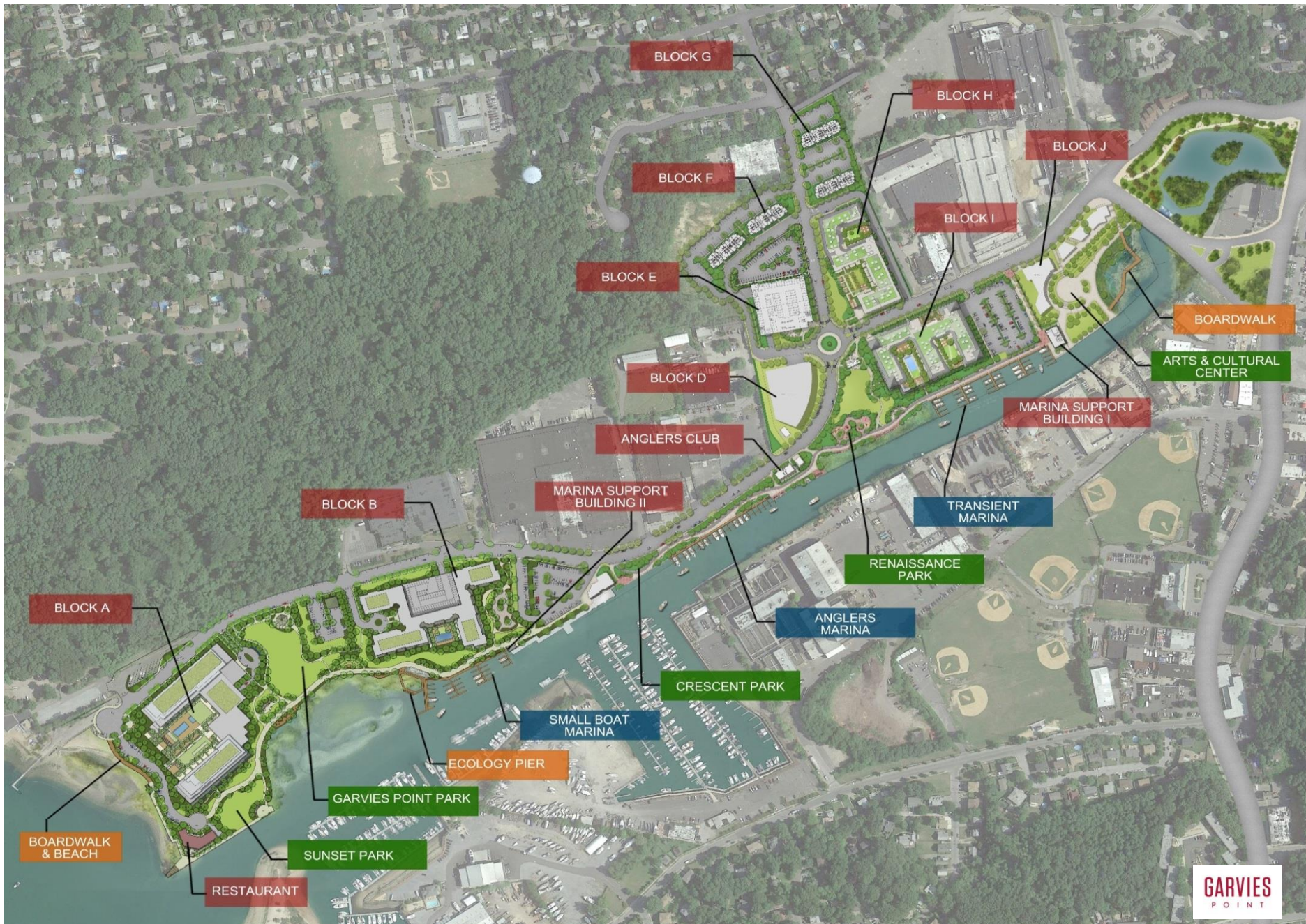
GARVIES POINT IN 1950



GARVIES POINT IN 2015



GARVIES POINT IN 2020



GARVIES POINT DEVELOPMENT OVERVIEW

PROJECT DESCRIPTION

- The Garvies Point development project (“Garvies Point” or the “Project”) is located in the City of Glen Cove, on the North Shore of Nassau County in a prominent position on the Long Island Sound, overlooking Hempstead Harbor and Connecticut.
- The redevelopment of the Garvies Point community commenced in 1997 with the cleanup and revitalization of 200 acres of waterfront land composed of environmentally remediated Superfund sites, brownfields sites, and hazardous waste storage sites.
- The City of Glen Cove has partnered with RXR Glen Isle Partners LLC to develop Garvies Point, a new 56-acre, \$1 billion, 1.83 million S.F., mixed-use Smart Growth development, which is presently approved for 1,110 residences including 541 rental units, 569 condos (of which 10%, 111, are workforce units), 75,000 S.F. of commercial and retail businesses, and approx. 28 acres of waterfront open and community spaces (approx. 50% of the total site).



PUBLIC AMENITIES

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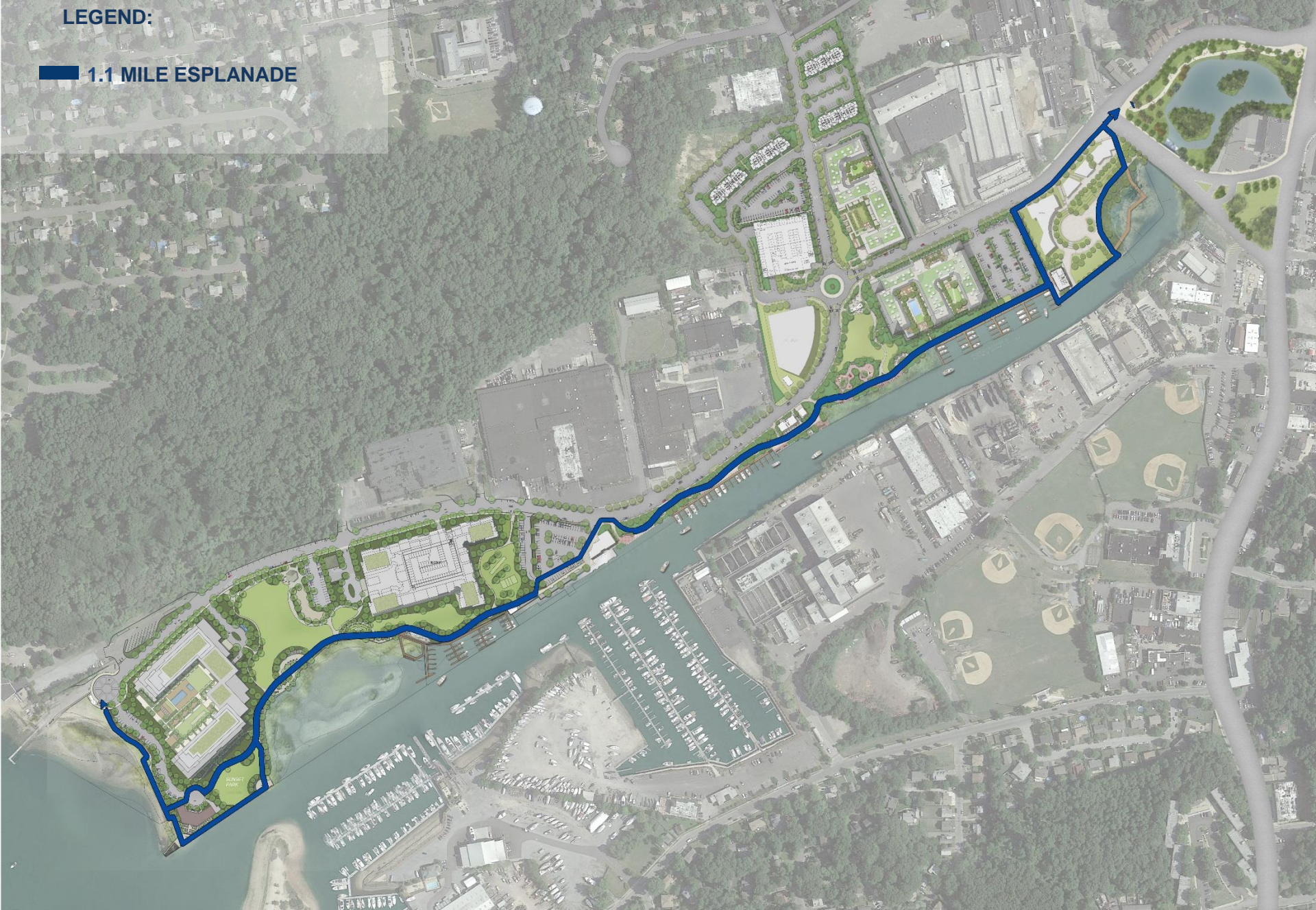
This Public Private Partnership has been committed to developing a publicly accessible waterfront amenity. The high quality public open space is comprised of diverse parks, plazas, and green spaces, including:

- Open spaces programmable for farmers markets & other public events
- Continuous Public Waterfront Esplanade and Boardwalk
- Restored Public Beach
- Plazas and Other Public Gathering Spaces
- Series of themed parks and ecological habitats to provide a true nature-oriented pedestrian experience
- Pedestrian/Bicycle Connections Create a Continuous “Greenway” Linking the Development to Downtown and Garvies Point Preserve
- Enhancement and Restoration of Pratt Park
- Children’s Playground
- Cultural Arts District
- Unique Shops and Cafes
- Waterfront Dining including Public Café and Restaurant at the Westernmost Point
- Amphitheater
- Art Galleries and Exhibitions
- Cycling
- Hiking (with links to the adjacent Garvies Point Preserve)
- Rollerblading
- Kayaking
- Fishing
- Boating



LEGEND:

 **1.1 MILE ESPLANADE**



LEGEND:

 **1.1 MILE ESPLANADE**

 **PEDESTRIAN WALKWAYS**

CONNECT TO
EXISTING TRAILS

**GARVIES POINT
PRESERVE**

CONNECT TO
EXISTING TRAILS

BEACH

**PRATT
PARK**

LEGEND:


-  1.1 MILE ESPLANADE
-  PEDESTRIAN WALKWAYS
-  ENTRY PLAZA



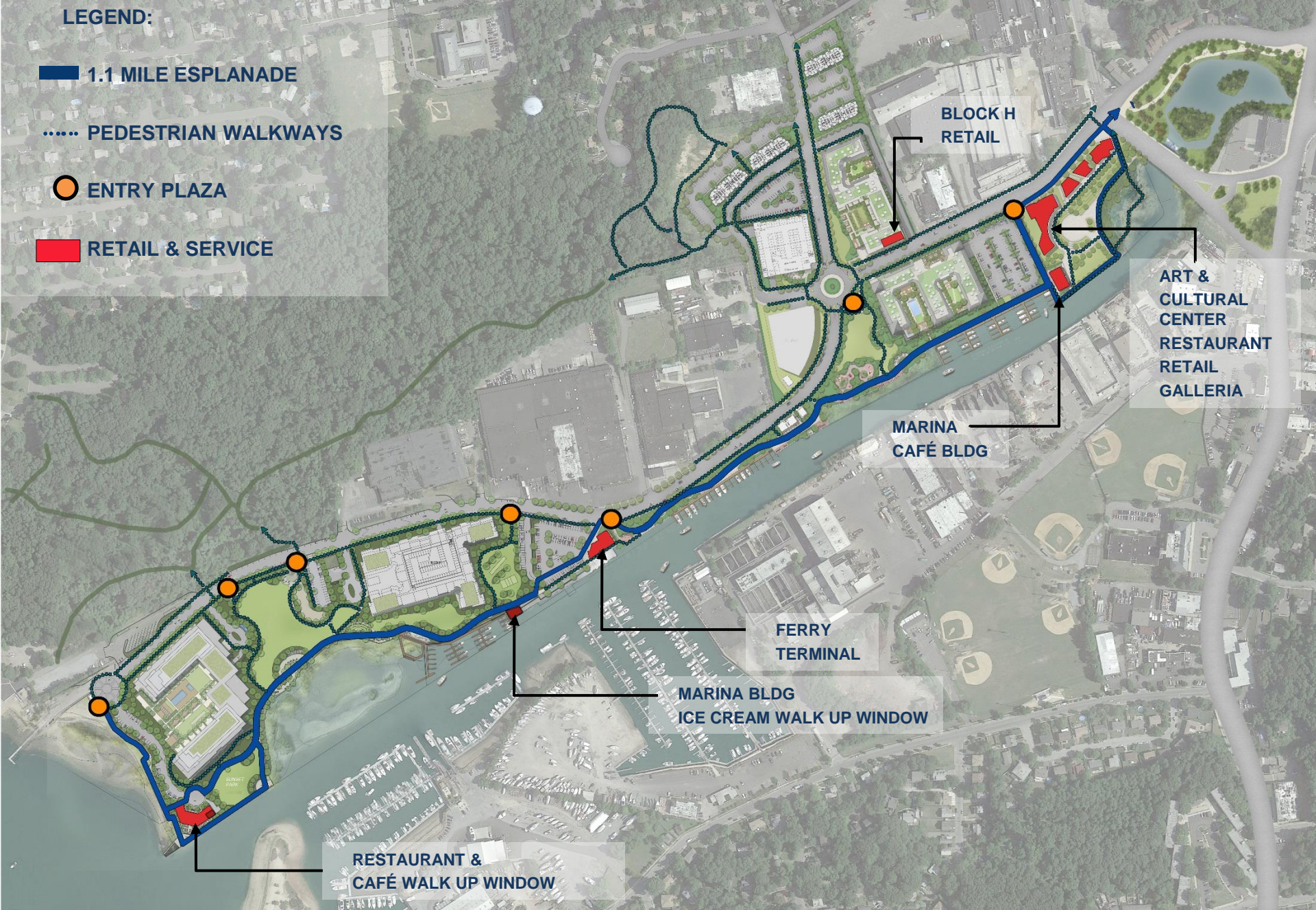
LEGEND:

 1.1 MILE ESPLANADE

 PEDESTRIAN WALKWAYS

 ENTRY PLAZA


 RETAIL & SERVICE



LEGEND:

 1.1 MILE ESPLANADE

 PEDESTRIAN WALKWAYS

 ENTRY PLAZA

 RETAIL & SERVICE

 MULTI USE LAWN

MARINA PARK

- BEACH VOLLEYBALL
- BOCCE COURT

MARINA PARK

- PASSIVE LAWN

RENAISSANCE PARK

- PASSIVE LAWN
- SMALL CONCERT EVENT
- MOVIE NIGHT EVENT

GARVIES POINT PARK

- KITE FLYING
- FRISBEE
- SMALL CONCERT EVENT
- MOVIE NIGHT EVENT

SUNSET PARK


- PASSIVE LAWN

SUNSET BEACH

LEGEND:

 1.1 MILE ESPLANADE

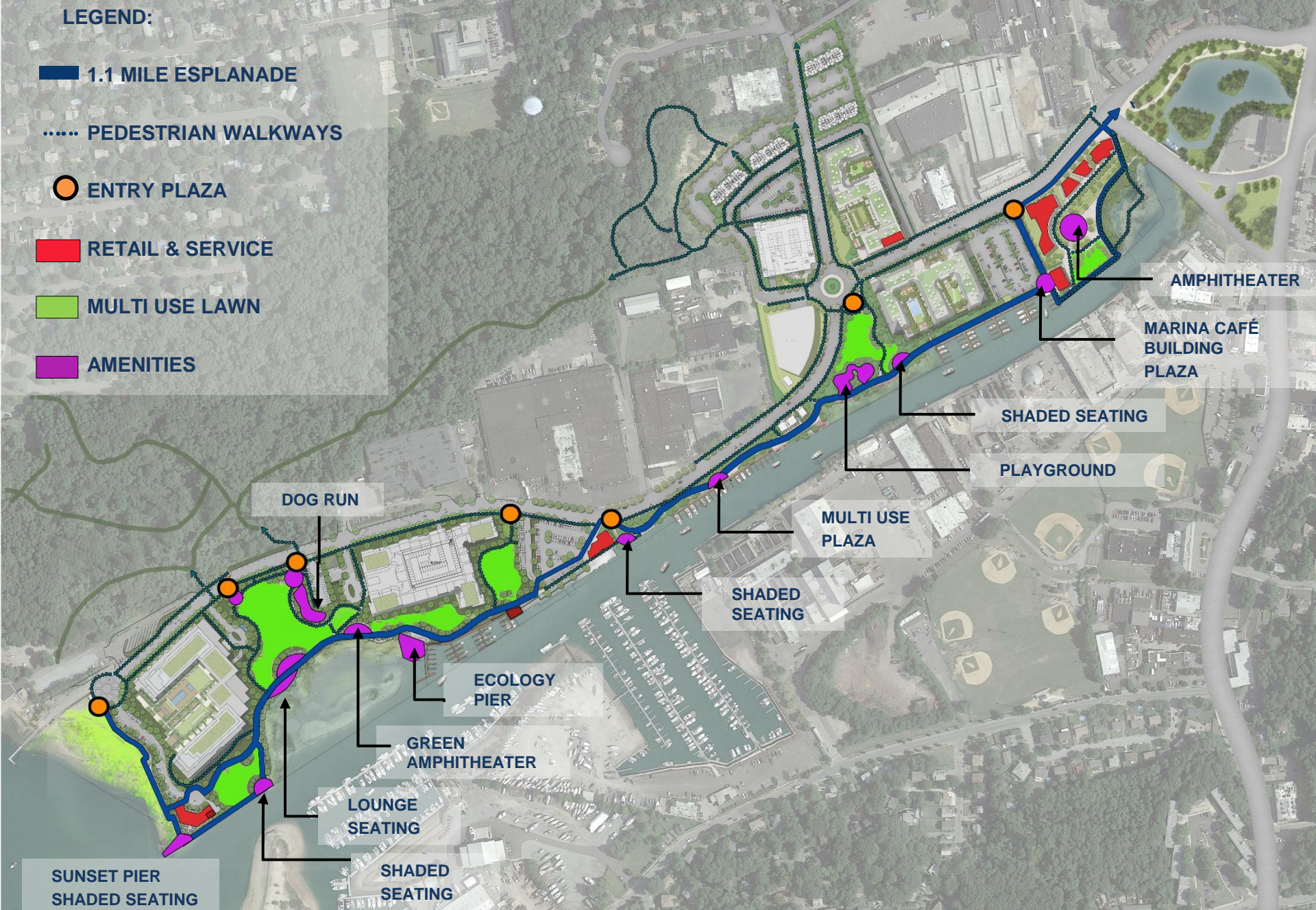
 PEDESTRIAN WALKWAYS

 ENTRY PLAZA

 RETAIL & SERVICE

 MULTI USE LAWN


 AMENITIES



LEGEND:

 **1.1 MILE ESPLANADE**


 **PEDESTRIAN WALKWAYS**

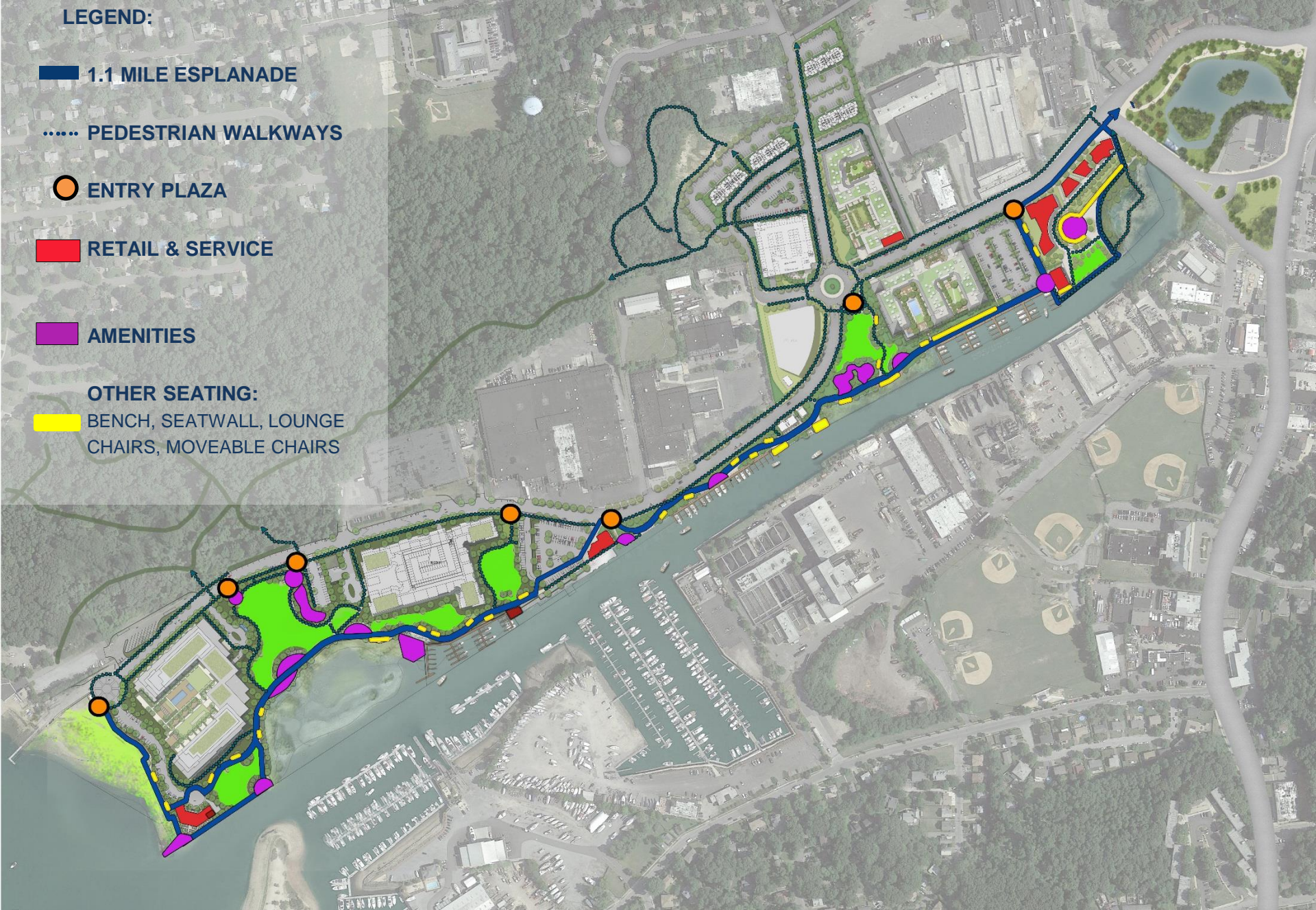
 **ENTRY PLAZA**

 **RETAIL & SERVICE**

 **AMENITIES**

OTHER SEATING:

 **BENCH, SEATWALL, LOUNGE
CHAIRS, MOVEABLE CHAIRS**



AN ARTIST'S TOUR ALONG THE WATERFRONT



ECOLOGY WALK LOOKING BACK AT AMPITHEATRE



ENTRY CONNECTION
VIEW OF MARINA PARK ENTRY PLAZA FROM HERB HILL ROAD



**RENAISSANCE PARK &
THE GREAT LAWN VIEWED FROM GAZEBO**



RENAISSANCE PARK MOVIE NIGHT



VIEW OF ESPLANADE ALONG CRESCENT PARK TOWARDS FERRY TERMINAL



VIEW OF ESPLANADE ALONG CRESCENT PARK TOWARDS FERRY TERMINAL



ESPLANADE & ECOLOGY WALK



SUNSET PARK GREAT LAWN



SUNSET PARK CAFE



GLEN COVE COMMUNITY BENEFITS

GLEN COVE COMMUNITY BENEFITS

Situated on land owned by the City, Garvies Point marks the end of decades of environmental pollution at a former defense armaments plant and other industrial sites in what is presently blighted land. Once developed, the Project is anticipated to create substantial economic, environmental, social, cultural, and infrastructure enhancement benefits for the local community and the surrounding Long Island and New York City region.

- ***Environmental Benefits:*** The environmental story of transforming a blighted, polluted waterfront into an active, vibrant mixed-use community will be one of the true success stories of Garvies Point—and an example of environmentally sensitive development that will serve as a model for developers and municipalities nationwide.

The revitalization of the waterfront will bring many environmental benefits to the area, such as:

- Removing and transporting more than 200,000 tons of contaminated soil from Glen Cove to a final disposal area outside of New York State.
- Eliminating pathways for future exposure to the residual soil by covering the site with an engineered ‘cap’ of clean soil spread out on the land surface to a 2-foot depth;
- Rehabilitating Glen Cove Creek by removing the contamination from Li Tungsten operations.
- Installing stormwater collection and treatment systems to intercept and improve the quality of stormwater runoff before it enters the creek.
- Implementing “Green Initiatives” such as the use of part of the stormwater for irrigation.
- Constructing approximately 50,000 SF of new intertidal-wetland environments along the shoreline to further filter stormwater runoff and enhance the return of fish and wildlife to the creek.
- Restoring freshwater and intertidal wetlands

GLEN COVE COMMUNITY BENEFITS

- **Green Benefits:** Garvies Point is being developed based on Smart Growth principles. Smart Growth principles are the foundation of a planning and design approach that focuses investment and design resources in the restoration of vitality to declining business districts and suburbs. New Smart Growth communities are town-centered, transit and pedestrian oriented, and have a substantial mix of housing, commercial and retail uses so that residents can live, work and play within the restored community. Smart Growth aims to preserve open space and other environmental amenities, redevelop brownfields, and remove blight.

Garvies Point contains 27+ acres of public open space, including 22+ acres of accessible community park and green space and the restoration and creation of 50,000 square feet of tidal and inter-coastal wetlands, restoration of beach dune habitats. In addition, the Project makes use of green infrastructure, such as green roofs and rain gardens, for innovative stormwater management and low-impact irrigation and provides for the construction of a LEED-certified sustainable redevelopment.

- **Housing Benefits:** The redevelopment project will provide 1,110 new housing units including 111 workforce housing units in a region with a material shortage of affordable housing. Workforce housing units will be leased and sold to residents with annual incomes between 60% and 130% of Nassau County HUD median income for a 4-person household, or \$109,000 per household.

GLEN COVE COMMUNITY BENEFITS

- ***Economic Benefits:*** This \$1 billion project is projected to create 466 direct and indirect jobs during the construction phase of the project and 545 permanent jobs within the City of Glen Cove after the project is completed. New residents will account for a significant portion of the economic benefit, spending an estimated \$24 million each year at local businesses in the city. Overall, the Project will provide an annual economic benefit of \$50 million to the City of Glen Cove. Additionally, Garvies Point will have a positive net fiscal impact on the City, County, and School and Library Districts from incremental property taxes, sales taxes, and ancillary revenues.
- ***Public Transportation & Infrastructure Benefits:*** Garvies Point Road will provide a crucial walking, shuttle bus and vehicular connection for thousands of people to Glen Cove's adjacent downtown, and among key public transit hubs, including the new Glen Cove Ferry Terminal with planned service to NYC, the public Nassau Inter-County Express ("NICE") bus system, and the Glen Cove Bus Circulator.

AMENDED PUD MASTERPLAN BENEFITS

AMENDED PUD MASTERPLAN BENEFITS

The New York State Environmental Quality Review Act (“SEQR”) Findings studied and recommended three alternatives for the development of the Project. Alternative 3 provided the option of eliminating a 250-room hotel to be replaced by 250 residential units, bringing the total number of units in the Project to 1,110.

Public benefits relating to this amendment to the Planned Unit Development (“PUD”) Master plan include:

- 1. Reduction In Stories:** On the west parcel, the originally approved plan had one continuous row of four buildings: Two 12-story structures located at opposite ends of the west parcel and two 5-story structures filling the middle between the two 12-story buildings. The amended plan on the west parcel includes only one 11-story building (not to exceed 125’ in total height) and one 5-story building at the opposite extremes of the parcel, leaving an expanse of open space between the two buildings. In addition, the new 11-story building has been designed with progressively smaller footprints as the building goes up from floor to floor rather than present a continuous mass, as previously approved.



BEFORE

ORIGINALLY APPROVED PLAN



AFTER

APPROVED AMENDED PLAN

AMENDED PUD MASTERPLAN BENEFITS

2. ***Decrease In Development Density & Resulting Increase In Public Open Space:*** As amended pursuant to Alternative 3, the Project now contains between approximately 400,000 and 500,000 fewer square feet than as originally approved. The original layout of the west parcel containing four structures (one hotel and three condominium buildings) is now reduced to only two buildings yielding a total of approximately 2.7 additional acres of publicly accessible open space.
3. ***Less Impact To Wetlands:***
 - **Ecology pier length reduction:** The original ecology pier extended approximately 150 linear feet into the wetlands. The ecology pier in the Amended Plan is relocated farther east, away from the main wetlands and the length of the pier is halved, resulting in a less wetland-intrusive design causing minimal impact.
 - **Conversion from a Large Vessel Marina (LVM) to a Small Vessel Marina (SVM) :** The SVM allows for a shift of the marina to the east, thereby impacting less of the vegetated wetlands in the Project, decreasing the overall dredge footprint by more than 9,000 square feet, and reducing the dredge depth by 1 foot. Reduction of dredge footprint and depth will also reduce maintenance dredging frequency and volumes.
4. ***Schematic Architecture Of The New 11 Story Building Improves the Visual Impact of the Project When Viewed from Surrounding Communities:*** The floors of Building A progressively set back as they rise, reducing the bulk of the building and thereby reducing the visual intrusiveness of the buildings when viewed from Sea Cliff and Hempstead Harbor.
5. ***Addition Of Three New Boat Trailer Parking Spaces:*** Specifically designed to accommodate 60 ft. boat trailers.

WEST PARCEL



BUILDING A

BUILDING B

RESTAURANT



EXISTING



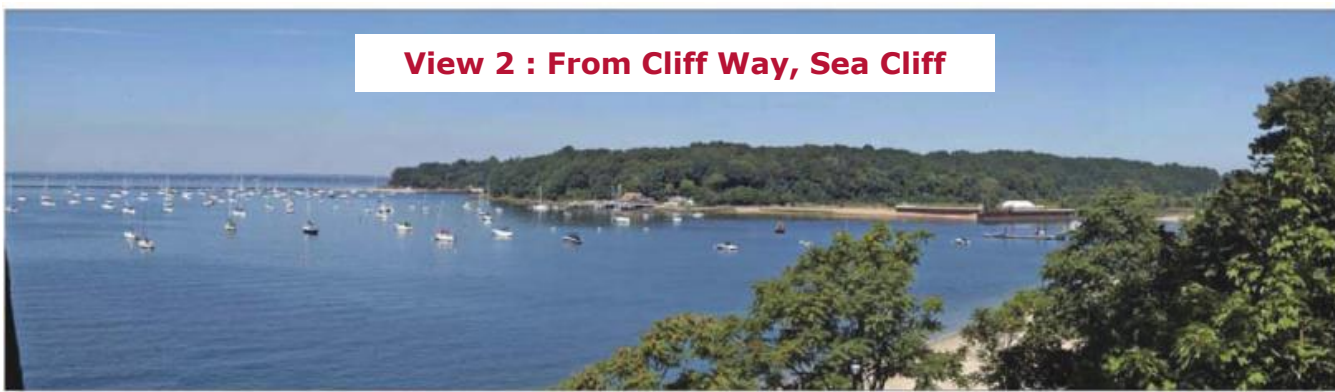
ORIGINALLY APPROVED PLAN 2011



APPROVED AMENDED PLAN 2015

View 1 : Hempstead Harbor looking North East to Project Site

View 2 : From Cliff Way, Sea Cliff



EXISTING

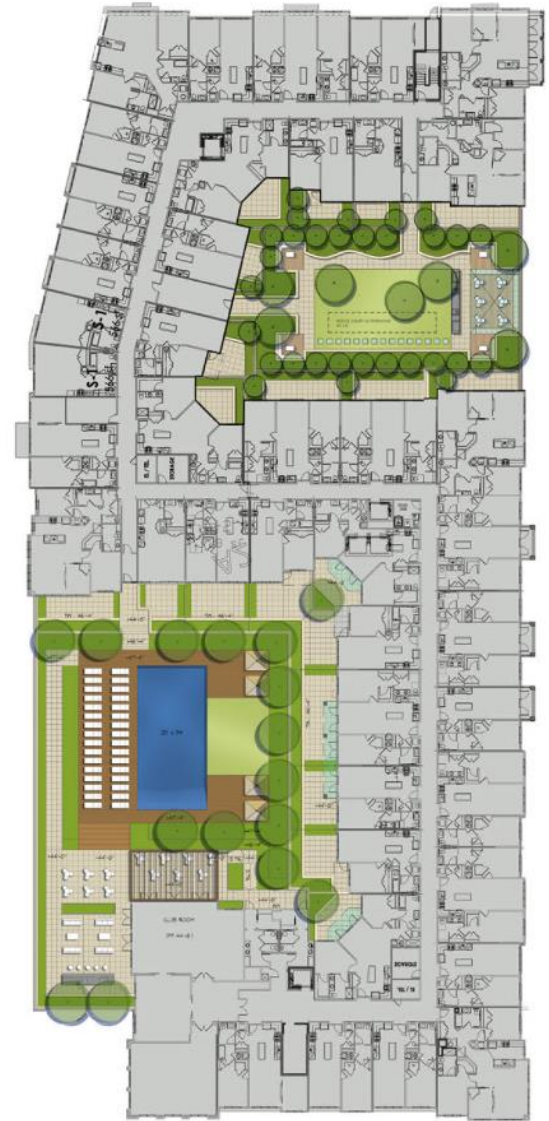


ORIGINALLY APPROVED PLAN 2011

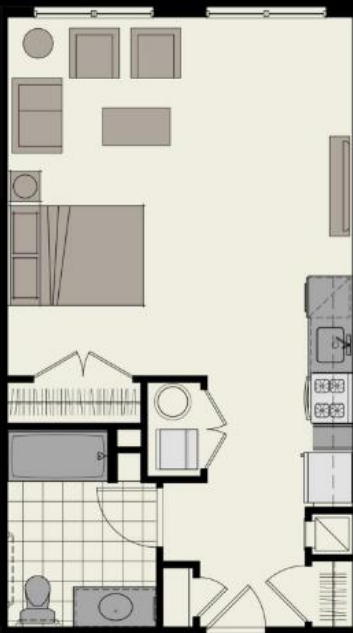


APPROVED AMENDED PLAN 2015





ROOF PLAN – BUILDING AMENITIES



TYPICAL STUDIO



TYPICAL 1BR WITH DEN



TYPICAL 1BR



TYPICAL 2BR



TYPICAL 2BR EXTERIOR CORNER



TYPICAL 2BR INTERIOR CORNER

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